

EXHIBIT A

Houck, Cara M (CHI - X65806)

From: Houck, Cara M (CHI - X65806)
Sent: Thursday, February 15, 2024 4:50 PM
To: Abhinav Chaudhury
Subject: FW: Items needed ASAP for Troy Mich Technology
Attachments: Friedman_ML_Proposal_Troy_Technology_Park.pdf

See below. I have a few follow up questions for this Receiver as I am sure you may as well. Let's discuss at your convenience.

Cara Houck | Holland & Knight

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From: Kevin English <kenglish@larkadvisorsllc.com>
Sent: Thursday, February 15, 2024 4:44 PM
To: Hamilton, Chris E (DAL - X61343) <Christopher.Hamilton@hklaw.com>; Houck, Cara M (CHI - X65806) <Cara.Houck@hklaw.com>
Cc: Michael Latiff <mlatiff@mcdonaldhopkins.com>
Subject: Fwd: Items needed ASAP for Troy Mich Technology

[External email]

Cara -

Thanks for your email. I can assure you we are working as fast as we can to follow the Judge's Order and will involve your client along the way - sending multiple emails won't make things go faster. On behalf of your client, you requested a Receiver and had a Management Company already lined up. Unfortunately, I have to seek competitive bids and that takes longer than a few days. Given that I have retained Counsel, chosen a Leasing Agent, a Property Management Company, a welcome package for the tenants and had my legal team begin to highly prioritize an expiring lease (working with LG's Legal Counsel as well) in under 9 business days - I would hope the Court would look favorably on that timetable.

I have answered your questions in red below. I am happy to set up a call with you and Mike Latiff tomorrow to discuss further.

Kevin R English
Lark Advisors LLC
Managing Partner
kenglish@larkadvisorsllc.com
(313) 570-7934

----- Forwarded message -----

From: **Houck, Cara M (CHI - X65806)** <Cara.Houck@hklaw.com>

Date: Wed, Feb 14, 2024 at 3:51 PM

Subject: Items needed ASAP for Troy Mich Technology

To: Kevin English <kenglish@larkadvisorsllc.com>

Cc: Hamilton, Chris E (DAL - X61343) <Christopher.Hamilton@hklaw.com>, Michael Latiff
<mlatiff@mcdonaldhopkins.com>

Kevin, as we discussed, my client has strict reporting requirements regarding the loan that secures the commercial real estate at issue. Can you please provide the following information ASAP? If you prefer that we attempt to track it down another way, let me know. Either way, time is of the essence. Please send me the following:

- Receiver's proposed fee structure **I have attached Friedman's Proposal. Their Fee Structure is on page 26. I am \$600/hr and Counsel at McDonald Hopkins is \$650.00/hr.**
- Who will be the PM and leasing team? What expertise do they have, when do they start and what's the fee structure? **Friedman Real Estate. They are the most familiar with the property as they owned it before the Defendant and I have had several successful engagements with them in the past. (in this Court as well)**
- Has a bank account been opened and has the rent been delivered? **I have setup a Receivership Bank Account. No rents have yet been collected. Please inform your client to transfer the rents collected and held to the account listed below:**
 - **Huntington National Bank**
 - **Acct# 01360291011**
 - **Routing # 072403473**
- Is it safe to assume the tenants have received rent direction notices? **Yes - a welcome package has gone out and the office building will be blanketed as well.**
- Many of tenants aren't paying rent – have you reached out to them to put something in place? **No - not yet. We will need copies of all of their leases, renewals and addendums to understand what amounts they aren't paying.**
- We must be kept informed as to the LG Chem lease status. This is a lease that **needs lender approval** due the size of the space occupied by the tenant. **We will involve you along the way. Preliminary drafts have LG asking for only a 3 year renewal, less rent per month, and a large TI amounts along with other requests that we will need to negotiate.**
- Has the accounts payable ledger been reviewed and, if so, have you determined which vendors you plan on keeping? **Partially. First and foremost, we will need to settle with the prior Management Company at some amount. They can and will hold us hostage on vendors, Leases, etc... They can make the transition easier**
- Have you put together a 90-day budget to get through the initial phase and what is the ETA on sending in a funding request? We need to add the mechanism in the receivership order to transfer funds. **The Order addresses past rents collected by Argentic, it specifically says any rents collected at the entry of the Order should be turned over to the Receiver. I will collect the future rents to the bank account listed above**
- All Monthly reporting requirements should include the following:
 - Balance Sheet
 - General Ledger
 - Aging Accounts Receivables
 - Rent Roll
 - Check Register
 - Bank Statements

- Bank Reconciliations
- Capital Report Expenditures
- **As part of the monthly reports provided by Friedman's Services most of your list above should be included. We will comply with the Order as it is written**

As you know, the Motion we filed was on an emergency basis and typically the Court's Order provides deadlines for the Receiver which are typically within fourteen days. I apologize for the push, but we must do our reporting. Thank you.

Cara Houck | Holland & Knight

Partner

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